

**At a Meeting of the DEVELOPMENT CONTROL (SOUTH SUNDERLAND)
SUB-COMMITTEE held in the CIVIC CENTRE on MONDAY, 3rd SEPTEMBER,
2018 at 4.00 p.m.**

Present:-

Councillor Essl in the Chair

Councillors D. Dixon, M. Dixon, English, Galbraith, Jackson, Mordey, Porthouse, Scullion, P. Smith, Waller and A. Wilson.

Declarations of Interest

18/00940/LP3 – St Pauls CE Primary School, Waterworks Road, Ryhope, Sunderland

Councillor Essl declared that he was a governor of this school and as such withdrew from the meeting during consideration of this application.

18/01068/FUL – Chapelgarth, South of Weymouth Road, Sunderland

Councillor Mordey declared that he was a Member of the Siglion board and as Siglion was the applicant he withdrew from the meeting during consideration of this application.

18/00485/FDC – Sunderland Church High School, Mowbray Road, Sunderland

Councillor Mordey declared that he knew the applicant as they had attended college together; he did not have a close personal relationship with the applicant and would be considering the matter with an open mind.

Apologies for Absence

Apologies for absence were submitted on behalf of Councillors Hodson, Mullen, Scaplehorn and Watson.

Applications made under the Town and Country Planning Acts and Regulations made thereunder

The Executive Director of Economy and Place submitted a report and circulatory report (copies circulated) relating to the South Sunderland area, copies of which had been forwarded to each Member of the Council, upon applications made under the Town and Country Planning Acts and Regulations made thereunder.

(For copy reports – see original minutes)

Change in the Order of Business

At this juncture the Chairman proposed a change in the order of business and accordingly the applications would now be submitted to the Committee in the following order:-

- 18/00494/FUL – 18 Warwick Terrace West, Sunderland, SR3 1AZ
- 18/00940/FUL – St Pauls CE Primary School, Waterworks Road, Ryhope, Sunderland
- 18/00485/FDC – Sunderland Church High School, Mowbray Road, Sunderland
- 18/01068/FUL – Chapelgarth, South of Weymouth Road, Sunderland

18/00494/FUL – Change of use from storage (B8) to vehicle repair garage (B2) (retrospective) 18 Warwick Terrace West, Sunderland, SR3 1AZ

The representative of the Executive Director of Economy and Place outlined the development proposal to Members of the Sub Committee and the relevant material planning considerations against which the application had been assessed.

The Chairman welcomed Councillor Tye, who was in attendance to speak against the application on behalf of residents, to the meeting. Councillor Tye stated that this garage had been raised as an issue at numerous community meetings and following discussions with the Council's enforcement officers it had become apparent that the garage had been operating without planning permission which had then resulted in this application being submitted. There had been a substantial number of complaints relating to this property. Vehicles would arrive day and night and this created a nuisance for residents and there was also noise from the vehicles being worked on. He wanted to be able to support the business and suggested that the council's business support team should provide assistance in finding a new location for the garage.

Councillor P. Smith commented that the garage was located on a bad junction which had a pedestrian crossing and often had parked cars at it as well as being on a bus route. She did not think that this was a suitable location for a garage.

The Chairman then put the Officer's recommendation to the committee and with all Members being in agreement it was:-

1. RESOLVED that the application be refused for the two reasons set out in the report.

18/00940/LP3 – Erection of a single storey extension to the east elevation to provide 4no. classrooms and associated toilets. St Pauls CE Primary School, Waterworks Road, Ryhope, Sunderland, SR2 0LW

The Chairman, having declared an interest in this application, withdrew from the meeting and the Vice-Chairman, Councillor Galbraith, took the chair for this item.

The representative of the Executive Director of Economy and Place outlined the development proposal to Members of the Sub Committee and the relevant material planning considerations against which the application had been assessed.

2. RESOLVED that consent be granted under regulation 3 of the Town and Country Planning (General Regulations) 1992 for the reasons set out in the report and subject to the 3 conditions set out therein.

**18/00485/FDC – Conversion and change of use of existing school building to provide 15no. apartments with associated parking, includes demolition of existing outbuildings and alterations to front boundary wall.
Sunderland Church High School, Mowbray Road, Sunderland, SR2 8HY**

The representative of the Executive Director of Economy and Place outlined the development proposal to Members of the Sub Committee and the relevant material planning considerations against which the application had been assessed.

Councillor Mordey commented that it was pleasing to see such a worthwhile scheme that would bring an unused historic building back into use. He was however concerned by the proposed Section 106 agreement as there had not been consultation with local Members. There was a play park at Barley Mow Park and he felt that it would be more appropriate for the funds to be spent on play provision here than be spent on empty property initiatives within Hendon. He questioned when the hypothetical value projections would be finalised and whether there was scope for the section 106 monies to be increased following this. He also asked that the yellow zig-zag markings which were associated with the former school be removed as this would allow more on street parking.

The Highways Engineer advised that there would be a section 278 agreement on any planning consent granted which would require the removal of the zig-zag markings. The representative of the Executive Director of Economy and Place advised that it was not possible to say for certain what consultation was done with ward Members around the Section 106 agreement; the potential for using the funds at Barley Mow Park would be looked at. The value projection was hypothetical as the build costs could change; there would be a reassessment carried out by the Council's Property Services department in 12 months; previously it had not been anticipated that there would be any financial contribution under section 106.

Councillor M. Dixon queried what management scheme would be put in place and the applicant, Mr Gill, advised that there would be a framework for residents provided through the management company that would be appointed and that the applicant would remain on site for six months after the development was completed. Mr Gill also confirmed that the apartments would be sold.

3. RESOLVED that the decision be delegated to the Executive Director of Economy and Place who was minded to approve the application for the reasons set out in the report subject to the 15 draft conditions set out therein and subject to the signing of a section 106 agreement.

**18/01068/FUL – Erection of acoustic bund and associated landscaping.
Chapelgarth, South of Weymouth Road, Sunderland**

The representative of the Executive Director of Economy and Place outlined the development proposal to Members of the Sub Committee and the relevant material planning considerations against which the application had been assessed. There was a late sheet circulated in respect of this application which provided the final comments from the lead flood authority and from Public Protection and Regulatory Services and which set out some amendments to the conditions set out in the report. Members were now recommended to approve the application.

Councillor English queried what the trickle irrigation was and why it was being removed. The representative of the Executive Director of Economy and Place advised that the originally proposed trickle irrigation was a huge engineering project which would have seen pipework installed around the 580m long bund which would have then provided water to the top of the fence on the bund to allow plant growth. The whole system needed to be installed at once. The new system was based around a trellis and used natural rainfall for irrigation; as such it involved less engineering works to install and also required less ongoing maintenance. The lead flood authority were satisfied that there would be no impact on flooding from the design or materials used.

Councillor Porthouse questioned whether there would be trees on the bund as the report had referred to 97 trees however he was not aware of any trees within the site of the bund; he was concerned that when trees were planted on top of bunds they then caused issues for residents who then made requests for them to be cut down once they get taller. The representative of the Executive Director of Economy and Place advised that there were no trees on the development site but the reference to trees related to trees which were alongside the cycle track which ran alongside the proposed location of the bund. The applicant, Mr Ian Cansfield, then advised that there was a scheme of planting proposed which did not affect any of the existing trees; he also advised that the improved irrigation system would ensure that more top soil would be able to be kept on site which would result in less traffic during the development. The trees planted would not be planted up to the property boundaries; there would be conditions to ensure that the planting was appropriately controlled and officers were keen to ensure that the most suitable types of trees were planted.

4. RESOLVED that the application be approved for the reasons set out in the report and late sheet subject to the 12 conditions set out within the report.

The Chairman thanked everyone for their attendance and closed the meeting.

(Signed) M. ESSL, I. GALBRAITH,
 Chairman. Vice-Chairman.